THIS DOCUMENT PREPARED BY:

Barbara Moss
Elder Law of Nashville PLC
162 Woodmont Blvd
Nashville, TN 37205

OWNERS: Joanne Oglesby Futrell and Patrick Neal Oglesby

Map & Parcel No.: 072 16 0 243.00

SEND TAX NOTICE TO: Joanne Oglesby Futrell
515 Oakley Drive
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 464850 AFFIDAVITH
08/27/2020 08:17:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200827-0097000

AFFIDAVIT OF INHERITANCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, George F. Kersey, Jr., being duly sworn, deposes and says as follows:

John S. Oglesby, Jr., a resident of Davidson County, Tennessee, died on January 10, 2020 (death certificate attached). He died owning a one-third interest as tenant in common in the following real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, NEAR THE CITY OF NASHVILLE, BEING LOT NO. 19 ON THE MAP OF DUGGAR HEIGHTS, OF RECORD IN BOOK 1424, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 68 FEET ON THE EAST SIDE OF CORDER DRIVE AND RUNS BACK BETWEEN LINES, 172.1 FEET ON THE SOUTH LINE AND 173.2 FEET ON THE NORTH LINE TO A DEAD LINE IN THE REAR MEASURING 68 FEET THEREON.

SAID PROPERTY HAVING BEEN CONVEYED TO JOHN S. OGLESBY AND WIFE, MARGARET EVEYLN OGLESBY, BY WARRANTY DEED DATED DECEMBER 9, 1949, FROM CHARLES K. LAND, OF RECORD AT BOOK 1781, PAGE 445, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THEREAFTER, MARGARET EVELYN OGLESBY DIED AND THE PROPERTY PASSED BY WILL FROM JOHN S. OGLESBY TO THE JOHN S. OGLESBY REVOCABLE LIVING TRUST AS SHOWN BY PROBATE DOCUMENTS RECORDED AS INSTRUMENT NUMBERS 20200727-0081783 AND 20200727-0081784, SAID REGISTER'S OFFICE.

AS THE SURVIVING TRUSTEES OF THE JOHN S. OGLESBY REVOCABLE LIVING TRUST, JOANNE FUTRELL AND PATRICK NEAL OGLESBY DEEDED THE PROPERTY TO JOANNE FUTRELL, JOHN S. OGLESBY, JR., AND PATRICK NEAL OGLESBY, BY INSTRUMENT NUMBER 20200814-0091142, SAID REGISTER'S OFFICE.

AS STATED EARLIER, JOHN S. OGLESBY, JR. DIED ON JANUARY 10, 2020.

This is improved property known as 1511 Corder Dr., Nashville, TN 37206.

At the time of his death, John S. Oglesby, Jr., was unmarried and had no children. His parents predeceased him. He had two siblings, Joanne Futrell and Patrick Neal Oglesby.

The undersigned is a first cousin of Joanne Futrell, Patrick Neal Oglesby, and John S. Oglesby Jr. He has known the family for more than 50 years.

Signed this 22nd day of August, 2020.

George F. Kersey, Jr.

BEFORE me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared George F. Kersey, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my seal at my office in said County, on this 22nd day of August, 2020

Jamie O. Lewis
Notary Public

JAMIE O. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

T.C.A. §67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. §67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to beneficiaries.